



Patterson Road, SE19
£925,000

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In general

- Four bedroom house
- Popular central location
- Garage
- Sunny rear garden
- Open entertaining space
- En suite shower room
- Under floor heating

In detail

An exceptionally well presented four bedroom family house centrally located for the Triangle and Crystal Palace station.

This stylishly finished property provides balanced accommodation set over three levels and could offer a young or growing family an ideal long-term opportunity, on a sought after residential road. The ground floor is arranged as a warm and inviting front reception room with a feature fireplace and shuttered windows. Beyond is a generous light-filled open space that includes a modern kitchen with fitted appliances, plenty of storage, and quartz surfaces. Also, an entertaining / family area which overlooks the garden and benefits from engineered solid wood flooring and under floor heating. Upstairs there are three bedrooms (with fitted wardrobe space) and a recently upgraded principal bathroom, whilst the top floor houses a 19ft master suite with a contemporary shower room and eaves storage.

Externally the rear garden is a nicely layered space that makes the most of 92 ft and boasts a south-westerly aspect - the perfect retreat on sunny days. At the end is a detached garage which can be accessed via a service road and provides potential for a work shop / home office / extra storage.

Patterson Road forms part of a community-orientated spot that offers near immediate access the many shopping and leisure options in central Crystal Palace, and 200 acres of parkland. Popular local schools include Paxton and Kingswood Primaries, whilst the station runs services to Victoria and London Bridge, also the East London Line to Canada Water.

EPC: D | Council Tax Band: E



Floorplan

Patterson Road, SE19

Approximate Gross Internal Area

Ground Floor = 57.7 sq m / 621 sq ft

First Floor = 43.0 sq m / 463 sq ft

Second Floor = 31.0 sq m / 334 sq ft

Garage = 14.0 sq m / 151 sq ft

Total = 145.7 sq m / 1569 sq ft



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D	57	68
39-54	E		
21-38	F		
1-20	G		

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